

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

SEPTEMBER 15, 1999

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

- A. CPA 99-00005 and CPA 99-00006 (Ord. #s to be determined) LOCAL WETLAND INVENTORY
(Request for continuance to November 17, 1999)

The proposed amendment implements Periodic Review Order #00717 (formerly WO#00628), Work Task # 3 - Goal 5 Inventory. This work task amends Beaverton's Comprehensive Plan by adding supporting data to the Local Wetland Inventory and Riparian Assessment and text to the Comprehensive Plan explaining the purpose of the map. The map amendment (CPA99005) would bring the City of Beaverton Comprehensive Plan Maps up to date with respect to Natural Resources by implementing Goal 5 requirements to prepare and adopt a Local Wetland Inventory and Riparian Assessment.

The map proposal amends Beaverton's Comprehensive Plan Significant Natural Resource map to update the 1984 data by adding Local Wetland Inventory and Riparian Assessment map areas, information required under Statewide Planning Goal 5. The Map was prepared according to the methodology prescribed by Goal 5 implementing regulations (OAR 660-23-090 AND OAR 660-23-100). The text portion of the amendment (CPA99006) adopts the supporting documents, including the methodology for implementing Goal 5 Local Wetland Inventory and Riparian Assessment regulations (OAR 660-23-090 AND OAR 660-23-100).

NEW BUSINESS

PUBLIC HEARINGS

- A. CUP99-00009 - PGE SUBSTATION

Request for approval for a PGE bulk power substation, approximately 52 feet in height, located northwest of the intersection of SW Murray Boulevard and SW Scholls Ferry Road, adjacent to the Bonneville Power Administration powerline right-of-way. The approximate five acre site is on Assessor's Map 1S1 32DA, Tax Lots 700 and 300, and is zoned Light Industrial and R-5 respectively. A CUP approval is required for utility substations in both the Light Industrial and R-5 zones. Access to the site is proposed to be off of SW Scholls Ferry Road within an easement across Assessor's Map 1S1 32DA, Tax Lot 800, which is property owned by Gramor, Oregon. The driveway would be along the western side of the existing office building abutting the BPA powerline right-of-way. The site currently has an electric power distribution substation on the northern end of the site and an office on the southern end. The proposed bulk power substation would be developed between these two existing facilities.

- B. TA 99-00008 (Ord. #s to be determined) SCHOOL BUS & VEHICLE STORAGE WITHIN INDUSTRIAL ZONES

The City has received a request from the Beaverton School District to amend Section 20.15. of the Development Code by adding school bus storage to the list of permitted uses within the Industrial Park (IP) zoning district. In addition to the applicant's request, the City may amend the Code to allow a broader range of transit or maintenance vehicle storage within the Industrial zones. The City will consider appropriate

amendments to the text of the Campus Industrial (CI) and Light Industrial (LI) zoning districts for consistency of language within the Code, in relation to transit vehicle storage.

C. CPA 99-00017 and CPA 99-00018 (Ord. #s to be determined) LOCAL TREE INVENTORY UPDATE

The proposed amendments implement Periodic Review Order #00717 (formerly WO#00628), Work Task #3 – Goal 5 Inventory. This work task is intended to bring the City of Beaverton Comprehensive Plan Map up to date with respect to Natural Resources. The amendment (CPA99-00017) would update the current Tree Inventory Map to include significant groves and trees that have been altered since the last inventory. The proposal includes adding five new significant trees to the inventory, which are located on the following map and tax lots: 1N120BA03900, 1S133BD90000, and 1S128DA06100, and in the right-of-way adjacent to SW Davies Road between SW Harness and SW Stallion Court. Recommendations regarding the significance of the proposed trees will be discussed in detail in the staff report.

The text update (CPA99-00018) includes one new page per significant grove or tree, which details the grove/tree health, a general comment about the grove/tree and a photo. Staff proposes adopting the map (CPA99-00017) as an update, adding appropriate new significant trees (CPA99-00017 and CPA99-0018) and updated pages (CPA99-00018). Please note the new computer-generated map would replace the current map in its entirety, however, the new photos and health reports will supplement existing data.

D. CPA99-00013 and TA 99-00004 (Ord. #s to be determined) GOAL 5 WILDLIFE HABITAT & TREE PRESERVATION AMENDMENTS

The proposed amendments implement Periodic Review Order #00717 (formerly WO#00628), Work Task #3 – Statewide Planning Goal 5 Wildlife Habitat. This Work Task amends City Comprehensive Plan policies and Development Code regulations implementing Oregon Administrative Rule Section 660-23-110 for protection of Significant Tree, Tree Groves and Historical Trees as identified on the Significant Natural Resource Map. Further, these amendments; (1) establish guidelines for protection of trees identified on the referenced map, and (2) provide protection for trees identified on the Washington County Community Plan and Map as a protected resource following annexation to the City.

E. CPA98-00011 and TA99-00010 (Ord. #s to be determined) ANNEXATION POLICY

(Request for continuance to December 8, 1999)

The proposed amendments implement Periodic Review Order #00717 (formerly WO#00628), Work Tasks #2 and #12. These amendments would update the City's Comprehensive Plan and Zoning Code to reflect changes in City policies, regional mandates and state law relating to municipal annexations and urban service delivery. Specifically, CPA98-00011 may result in modifications to sections 1.2 through 1.3 (Comprehensive Plan Amendment Procedures Element), sections 2.4 through 2.6 (Public Involvement Element), 3.10 through 3.11 (Land Use Element), sections 5.4 through 5.9 (Public Services Element), and related sections of the Comprehensive Plan. TA99-00010 may result in modifications to sections 10.4, 40.40, 40.50, 40.75, 40.90 and other sections of the Development Code.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.